

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, December 5, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, December 5, 2019, at 1:30 p.m.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, December 5, 2019
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

1. Approval of the Minutes of Previous Meetings

Regular Meeting of November 7, 2019

- ## 2. Preliminary Landmark Recommendation

Blackwell-Israel Samuel A.M.E. Zion Church Building
3956 South Langley Avenue

WARD 4

- ### 3. Report from the Department of Planning and Development

MT. PISGAH MISSIONARY BAPTIST CHURCH
4600-4628 South Dr. Martin Luther King, Jr. Drive

WARD 3

- #### 4. Report from the Department of Planning and Development

CHICAGO & NORTH WESTERN RAILWAY OFFICE BUILDING
226 West Jackson Boulevard

WARD 42

5. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

PILSEN DISTRICT
2038 West 18th Street

WARD 25

- ## 6. Schedule for a Public Hearing on Final Landmark Recommendation – Announcement

NEAR NORTH SIDE MULTIPLE PROPERTY DISTRICT

642 North Dearborn Street

14 West Erie Street

17 East Erie Street

110 West Grand Avenue

1 East Huron Street

9 East Huron Street

10 East Huron Street

16 West Ontario Street

18 West Ontario Street

212 East Ontario Street

222 East Ontario Street

716 North Rush Street

671 North State Street

WARD 42

42 East Superior Street
44-46 East Superior Street

The request-for-consent period expired November 4, 2019. A public hearing will be held:

Date: Thursday, January 16, 2020
Location: City Hall, 121 North LaSalle Street, Room 201-A
Time: 10:00 a.m.
Hearing Officer: Ernest C. Wong

7. Schedule for a Public Hearing on a Permit Application for the Demolition of a Building Pursuant to §2-120-740 through §2-120-800 of the Municipal Code – Announcement

PILSEN DISTRICT
1330 West Cullerton Street

WARD 25

Date: Thursday, December 19, 2019
Location: City Hall, 121 North LaSalle Street, Room 201-A
Time: 10:00 a.m.
Hearing Officer: Gabriel Ignacio Dziekiewicz

8. Permit Review Committee Reports

Report on Projects Reviewed at the November 7, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of November 2019

9. Announcements

Schedule for 2020 Regular Commission Meetings

Schedule for 2020 Permit Review Committee Meetings

10. Adjournment

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, December 5, 2019

City Hall, 121 N. LaSalle St., Room 201-A

1:30 p.m.

AGENDA:

- 1. 433 W. Van Buren** **25th Ward**
Old Main Chicago Post Office
Proposed new canopy at west elevation with one new sign.
- 2. 969 W. 18th Street** **25th Ward**
Proposed Pilsen Historic District
Proposed new construction of four-story, three-unit, masonry, mixed-use building.
- 3. 951 W. Fulton Market** **27th Ward**
Fulton-Randolph Market District
Proposed installation of 3 projecting canvas awnings on the west elevation and installation of 3 combination steel awnings with extendable canvas awnings on the north elevation.
- 4. 910 W. Randolph** **27th Ward**
Fulton-Randolph Market District
Proposed replacement of existing non-historic façade with new façade, storefronts, and windows.

Dijana Cuvalo, AIA
Historic Preservation Division
Bureau of Planning, Historic Preservation & Sustainability
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, December 5, 2019

1. 433 W. Van Buren

25th Ward

Old Main Chicago Post Office

Proposed new canopy at west elevation with one new sign.

Applicant: Eric Friedman, Walgreens Co.
Donna Becco-Schroeder, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. The new canopy is approved as shown on drawings dated November 14, 2019; and,
2. The proposed branded Walgreens canopy sign is approved.

2. 969 W. 18th Street

25th Ward

Proposed Pilsen Historic District

Proposed new construction of four-story, three-unit, masonry, mixed-use building.

Applicant: Sean Sirkin, owner
John Hanna, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations and the Commission's *Guidelines for Alterations to Historic Buildings and New Construction* therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark district and approve the project with the following conditions:

1. As proposed, the front façade shall be clad in red, standard size, modular, face brick with mortar matching the color of the brick. Due to their visibility, the side elevations shall be clad in either face brick to match the front façade or common brick. Historic Preservation staff shall review and approve all material samples with the permit application;

2. As proposed, brick corbeling details to be included on permit plans;
3. Enlarged dimensioned details of the new windows and storefronts shall be included with the permit plans. As proposed, window and storefront frames and mullions shall be dark bronze in color and the glazing shall be clear glass; and,
4. The project as proposed requires a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

3. 951 W. Fulton Market

27th Ward

Fulton-Randolph Market District

Proposed installation of 3 projecting canvas awnings on the west elevation and installation of 3 combination steel awnings with extendable canvas awnings on the north elevation.

Applicant: Stephen Bernacki, The Alinea Group, owner
Steven Rugo, Rugo/Raff LTD. Architects

Staff Recommendation: Staff recommends that:

- A. The Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and *Historic Fulton-Randolph Market District Design Guidelines* and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and district and approve the project with the following conditions:
 3. The three triangular canvas awnings on the west elevation shall be modified to be open ended with free-hanging valences. All dimensions and attachment details shall be submitted with the permit plans; and,
 4. The proposed combination steel canopies and extendable awnings on the north elevation are not compatible with traditional shapes, forms and materials and shall be revised to either standard canvas awnings to match those on the west elevation or a fixed projecting canopy, subject to staff review and approval.
- B. Alternatively, should the Committee find that the proposed canopy/awning structures on the north elevation are a contemporary interpretation of historic canopies and would not have an adverse effect on the historic industrial character of the

district, the Committee may approve the structures as proposed with the following conditions:

1. The three triangular canvas awnings on the west elevation shall be modified to be open ended with free-hanging valences. All dimensions and attachment details shall be submitted with the permit plans; and,
2. The three steel canopies with extendable canvas awnings are approved as submitted. All dimensions and attachment details shall be submitted with the permit plans.

4. 910 W. Randolph

27th Ward

Fulton-Randolph Market District

Proposed replacement of existing non-historic façade with new façade, storefronts, and windows.

Applicant: Edwin M. Vdovets, Keeler Real Estate, LLC
Scott Becker, Partners by Design, Inc., architect

Staff Recommendation: Staff recommends that the Committee find that:

- (A) The subject property is a non-contributing building to the Fulton-Randolph Market District; and,
- (B) The project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:
 1. All window and storefront details shall be reviewed and approved with the permit plans;
 2. New brick shall be compatible with the color and texture of historic brick remaining, per staff review and approval of material samples prior to permit submittal; and,
 3. All glass shall be clear vision, and the windows and storefronts shall have a dark, factory-applied finish.